



**Headland Way, Haconby**  
Bourne, Lincolnshire, PE10 0UW

**NEWTON**FALLOWELL 

## Headland Way, Haconby Bourne, Lincolnshire, PE10 0UW £625,000

Situated in the desirable village of Haconby sits this EXTENSIVE and much improved FIVE bedroom barn conversion. The property boasts an abundance of accommodation to include; five DOUBLE bedrooms, FOUR bath/shower rooms, impressive vaulted-ceiling lounge, dining room, study, kitchen diner, utility room, downstairs WC AND a dressing room. The property also benefits from its multiple gardens, open field views, double garage and further outbuildings. The current owners have recently fitted brand new aluminium windows and doors throughout, alongside underfloor heating in areas.

On entering the property, you are initially met by a cavernous entrance hall, containing the first set of stairs rising to the first floor. The first door on your right shows you into the spacious main bedrooms, enjoying a dressing room and newly fitted en-suite shower room with underfloor heating. The entrance hall also offers access into a useful utility room, containing plumbing for a washing machine and access down the side of the property. As we continue through the property, an open kitchen diner is found next, benefiting from an abundance of worktop space and storage units. An inner hallway contains the second set of stairs rising to the first floor and a downstairs WC. The next room encountered is a separate reception room, absolutely perfect for a home study or play room. As we continue through the property, a formal dining room is found next, full of natural light from the large bi-fold doors. The downstairs layout is complete by an alluring living room, containing bi-fold doors showing you out onto the private courtyard garden and stunning vaulted ceilings. The first stairway leads you to one section of the first floor, with the landing space separating two double bedrooms and a three-piece family bathroom. The second stairway leads you to two further double bedrooms, both benefiting greatly from en-suite shower rooms.



Outside the front of the property a large gravelled driveway provides off-road parking for an abundance of vehicles. The driveway leads you to a practical double garage and two further out-buildings, perfect for storage. The property sits on approx 1/4 acre, benefitting from two private gardens and stunning open field views.

**Entrance Hall**

**Kitchen Diner**

16'10 x 13'3 max (5.13m x 4.04m max)

**Utility Room**

9'11 x 9'6 (3.02m x 2.90m)

**Lounge**

26 x 15'3 (7.92m x 4.65m)

**Dining Room**

15'2 x 13 (4.62m x 3.96m)

**Study**

15'7 x 9'2 (4.75m x 2.79m)

**Downstairs WC**

10'6 x 7'4 (3.20m x 2.24m)

**Bedroom One**

15'2 x 11'11 (4.62m x 3.63m)

**Dressing Room**

15'2 x 8'3 (4.62m x 2.51m)

**En-Suite**

10'5 x 6'2 (3.18m x 1.88m)

**Bedroom Two**

14'8 x 12'11 (4.47m x 3.94m)

**En-Suite**

9'2 x 7'10 (2.79m x 2.39m)

**Bedroom Three**

14'8 x 10 (4.47m x 3.05m)

**En-Suite**

8'3 x 7'5 (2.51m x 2.26m)

**Bedroom Four**

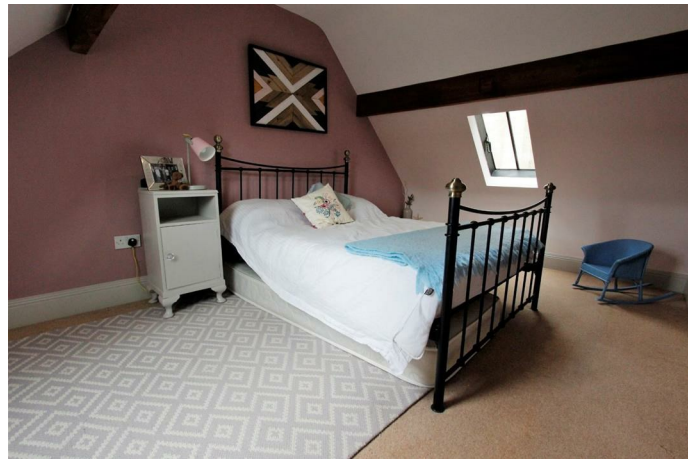
14'10 x 9'6 (4.52m x 2.90m)

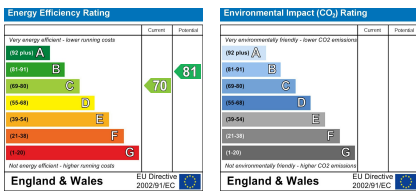
**Bedroom Five**

12'7 x 10'1 (3.84m x 3.07m)

**Bathroom**

10 x 7'8 (3.05m x 2.34m)





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GROUND FLOOR

1ST FLOOR



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t: 01778422567  
e: bourne@newtonfallowell.co.uk  
www.newtonfallowell.co.uk